



106 Private Road 3, Bucketty



Peaceful Bush Retreat

This mystical mountain retreat is privately hidden amongst **11.67ha (28.8 acres)** of beautiful Australian bush land. The property enjoys total serenity with filtered views through the trees of the surrounding mountains. With usable ridge top acres mixed with natural Australian bushland, walking trails, abundant native fauna and flora, amazing rock features throughout, the diversity of this unique rural holding are sure to impress the imagination. Located conveniently around 1km off the tar sealed road yet you have the feeling you are a million miles away. Escape the cities hustle and bustle, peace and tranquillity are assured at this magical bush paradise.

The cosy retreat/shed conversion comprises a main spacious open area fully equipped with a modern kitchen, living and dining space featuring a slow combustion wood fire and reverse cycle split system air conditioning. A large bedroom and tastefully renovated ensuite & laundry are off the bedroom as well as a separate powder room with a 2nd toilet and direct access from outside. All on a single level concrete slab, the retreat is very low maintenance and ideal as a weekender.

Nearby the retreat is a 5m x 2.5m inground mineral chlorinated swimming pool perfect for the summer months in your very own bush land oasis.

A farm shed/workshop with attached carport will look after vehicles and any tools or equipment. Two large water storage tanks (approx. 25,000 litres each) service the property with running water. Mains power, Optus mobile phone service and the availability of a land line phone connection give you all the mod cons required for today's conveniences.

🛏 1 🚿 1 🚗 2 🏠 11.67 ha

Price	SOLD for \$712,000
Property Type	Residential
Property ID	224
Land Area	11.67 ha

Agent Details

Kurt Musgrove - 0497281475
Garry Musgrove - 0429663026

Office Details

Musgrove Realty
3718 Great North Rd Laguna NSW
2325 Australia
02 4998 8383



If you are looking for a low maintenance weekender or potential permanent rural building site, this 'Lifestyle' bush acreage could be exactly what you are looking for. Within an easy drive to Historic Wollombi & Laguna Villages, approx. a 70 min drive from The M1 motorway Wahroonga interchange and close by to local vineyards/cellar doors and restaurants or the beaches and shops on the Central Coast...

Things You Will Love About This Beautiful Bush Retreat...

- Scenic bush retreat set upon approx. 28.8 bushland acres (11.67 hectares)
- Mountain views filtered through the eucalyptus trees & native grass trees
- Abundant wildlife including koalas, wallabies, wombats & prolific bird life
- Cosy retreat/shed conversion with spacious light and airy open plan area featuring slow combustion fireplace & aircon
- Modern kitchen with Belling electric oven, induction cooktop and an island bench
- One large bedroom, modern bathroom & combined laundry as well as a separate powder room with 2nd toilet
- Inground mineral swimming pool - "Tania" pool by Miami, 5m x 2.5m with a MagnaPool magnesium mineral chlorinator (council approved)
- Metal farm shed with double carport and storage area
- Two water storage tanks approx. 50,000L total capacity
- Mains power connected
- Optus mobile service & landline phone available
- Electric hot water system
- Many pleasant bush walks over the property with striking rock features and grassy plateaus
- Easy 2WD access
- Convenient to historic Wollombi & Laguna Villages and surrounding vineyards/tourist attractions/National Parks of the Hunter Valley
- Within approx. 70 min drive from M1 interchange Wahroonga/Sydney
- Perfect weekender as is or potential permanent rural lifestyle property – the land holds a dwelling entitlement however the current building is only recognised as a shed. The land lends itself to build your dream country home (STCA)

For further details please contact Kurt Musgrove M:0497 281 475 or Garry Musgrove M:0429 663 026

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.